



## 15 Magnolia Street Calgary Alberta

\$689,900

**\*\*OPEN HOUSE SAT & SUN AUGUST 23 & 24 2-4PM\*\*** Welcome to this brand-new "Lyall" floor plan, a beautifully designed home that combines modern elegance with thoughtful functionality. From the moment you enter, you're welcomed by soaring 10' ceilings and warm, natural luxury vinyl plank flooring that stretches across the entire main level. At the front of the home, a versatile flex room offers the perfect space for a home office, reading nook, or play area. As you move toward the back, the open-concept living space unfolds with a cozy and inviting living room, an oversized dining area ideal for family gatherings, and a stunning kitchen that serves as the heart of the home. The kitchen features a stylish blend of modern cabinetry and warm wood tones, complete with quartz countertops, classic white subway tile backsplash, stainless steel appliances, and a spacious island--perfect for everyday meals or entertaining guests. Upstairs, a smartly positioned central loft offers a flexible second living space and creates separation between the primary suite and the additional bedrooms. The large primary bedroom is a peaceful retreat, featuring a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks. Two additional bedrooms provide ample space for the kids or guests, and the full 4-piece bathroom and upper laundry room add everyday convenience. A secondary entrance adds even more potential, offering the flexibility for a guest suite, in-law space, or additional living area (subject to city/municipality approval and permitting). Located in the vibrant, four-season lake community of Mahogany, this home offers more than just a beautiful interior. Residents here enjoy access to Calgary's largest freshwater lake, two private beaches, a Beach Club, tennis courts, skating rinks, fishing spots, playgrounds, and over 22 km of scenic pathways and wetlands. The community also ...

Living room 10.67 Ft x 12.58 Ft

Dining room 9.50 Ft x 12.42 Ft

Kitchen 13.50 Ft x 12.50 Ft

Other 9.33 Ft x 9.50 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Loft 10.17 Ft x 9.25 Ft

Primary Bedroom 11.67 Ft x 12.33 Ft

5pc Bathroom 6.25 Ft x 9.08 Ft

Bedroom 1.00 Ft x 9.25 Ft

Bedroom 1.00 Ft x 9.25 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Laundry room 6.75 Ft x 5.00 Ft

a

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.onehouse.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)